

9. CAPITAL IMPROVEMENTS ELEMENT

GOAL 1: The Town of Davie shall protect the substantial investments in public facilities that already exist and shall plan and finance new facilities to serve residents at adopted levels of service in a timely, orderly, and efficient manner that encourages intergeneration equity between taxes collected and services received.

OBJECTIVE 1: The Capital Improvements Element shall identify those capital facilities necessary to serve existing and proposed development in the Town of Davie at adopted levels of service identified in this Comprehensive Plan.

- Policy 1-1 Each fiscal year the Town Council shall adopt a five-year capital budget listing all capital improvements which are proposed to be undertaken during the ensuing five fiscal years. The capital improvement program shall include cost estimates, method of financing, and recommended time schedules for each listed improvement.
- Policy 1-2 The Town shall utilize the standard database format for capital project proposals in order to provide a simpler, and easier to understand proposal process.
- Policy -1-3 The five-year capital budget shall be consistent with this element, as amended and updated, and shall use this element as a basis for the inclusion of projects and projected construction dates.
- Policy 1-4 The five-year capital budget will only include those projects which are financially feasible.
- Policy 1-5 This element shall reflect the capital improvements needs identified in other elements of the Plan.
- Policy 1-6 Capital projects shall be prioritized, with consideration given to the following criteria:
 - (a) The immediacy of the need.
 - (b) The financial feasibility of the project. This analysis shall consider developer contributions and grants from other governmental units.
 - (c) The adopted plans of Broward County, adjacent municipalities and special districts. Interjurisdictional projects should be programmed to capitalize on simultaneous construction funding.
 - (d) The need for periodic replacement and renewal of existing capital facilities.
 - (e) The location of projects, with priority given to those located in newly developing areas, redevelopment areas, and communities² with a demonstrable need.
 - (f) The operating expenses associated with each new capital improvement. The Town should not undertake projects which

- cannot be adequately operated and maintained.
 - (g) Priority shall be given to the capital project(s) designed to correct conditions that create a public hazard.
 - (h) Whether the project complies with all applicable State or Federal mandates and statutes, or is necessary to comply with such decrees or statutes, such as the Clean Air Act.
 - (i) Whether the project improves public health and safety at public facilities, roads, bridges, etc.
 - (j) The consequences of deferring the project.
 - (k) Whether the project improves air or water quality, preserves open space or improves the appearance of the Town, neighborhood or street.
 - (l) Whether the project facilitates the overall sustainability of the community.
- Policy 1-7 Each year update the Capital Improvements Element, ensuring its financial feasibility and providing the update to the Florida Department of Community Affairs (FDCA), pursuant to the requirements of Senate Bill 360.
- Policy 1-8 Annual debt service is limited to 10% of total revenue, and total bonded indebtedness is limited to 5% of the Town's property tax base.
- Policy 1-9 The Town will evaluate the need for additional revenue sources to fund water supply and facility projects, and pursue the development of such additional revenue sources where necessary and feasible. The Town's proposed new Reverse Osmosis water and wastewater treatment plant is to be funded through the additional revenues generated by the utility rate increases adopted via Ordinance 2007-38.
- Policy 1-10 The Town will adopt "green procurement" policies to guide future Town purchases.

OBJECTIVE 2: Land use decisions which impact the provision of public facilities and services shall take into consideration the ability of the Town of Davie to maintain adequate Levels of Service as described in the elements of this Comprehensive Plan.

- Policy 2-1 All proposed development shall be analyzed based on maximum development impact, unless appropriate sureties that reflect less than maximum impact are provided, to insure that the adopted levels essential services are available to accommodate such development. The determination shall be made during the platting process for land which must be platted or replatted prior to development, or during the site plan review process if platting is not required.

- Policy 2-2 No plat or site plan shall be approved which will result in the regional transportation network operating below the adopted level of service as established in the Transportation Element.
- Policy 2-3 No plat or site plan shall be approved without the reservation of adequate wastewater treatment capacity based on the projected need of the proposed development (projected average daily generation, in gallons), or which does not provide an adequate wastewater collection system.
- Policy 2-4 No plat or site plan shall be approved without the reservation of potable water treatment capacity based on the projected need of the proposed development (projected average daily consumption, in gallons), or which does not provide an adequate distribution system.
- Policy 2-5 No plat or site plan shall be approved which does not provide for the dedication of land for municipal recreation and open space purposes pursuant to the adopted level of service contained in the Parks, Recreation and Open Space element. The Town shall reserve the right to determine if the dedication of land is consistent with Comprehensive Plan goals, objectives and policies, or if payment into the Recreational Trust Fund is more appropriate.
- Policy 2-6 No plat or site plan shall be approved which does not provide a storm water management system appropriate for the proposed development, in accord with the criteria of the appropriate drainage district(s) and the Town.
- Policy 2-7 No plat or site plan shall be approved which does not provide the capacity to store and collect solid waste generated by the proposed development for recycling and/or disposal.

OBJECTIVE 3: The Town will implement revenue policies which prevent undue or unbalanced reliance on certain revenues, especially property taxes, which distribute the costs of municipal services fairly, and which provide adequate funds to operate programs.

- Policy 3-1 Deficit financing is an inappropriate vehicle for the provision of public services needed to correct existing deficiencies.
- Policy 3-2 User fees may be utilized to offset current operating costs and to create reserves for replacement of deteriorated or obsolete capital facilities.
- Policy 3-3 Tax increment financing may be an appropriate tool for financing capital improvements in redevelopment areas

- Policy 3-4 The Town will continually seek categorical grants-in-aid and discretionary grants from other units of government and private foundations for use in capital improvement financing; however, the Town shall not rely on these sources as a primary means of financing capital improvements.
- Policy 3-5 The Town will coordinate with the Tax Collector's office to maintain a very high tax collection rate, to the extent consistent with the marginal costs of collection.
- Policy 3-6 The Town will support economic development and the annexation of residential, commercial, and industrial parcels, provided such annexation is consistent with the Goals, Objectives and Policies of this Plan.
- Policy 3-7 The Town will continue its low reliance on intergovernmental revenues as funding sources for normal operations and services.
- Policy 3-8 The Town will maintain water and sewer rate structures which are adequate to insure that this enterprise fund remains self-supporting, and accommodate the costs of operation, capital plant maintenance, debt service, depreciation, and system expansion other than that required by new development.

OBJECTIVE 4: The County, in collaboration with the School Board and the Town shall ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted LOS.

- Policy 4.1 Consistent with policies and procedures within the Interlocal Agreement for Public School Facility Planning (ILA), the DEFP shall contain a 5 year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted LOS in all CSA's. This financially feasible schedule shall be updated on an annual basis and annually adopted into the CIE.
- Policy 4.2 The uniform, district-wide LOS shall be 110% of the permanent FISH capacity for each public elementary, middle and high school.
- Policy 4.3 The adopted LOS shall be applied consistently by Broward County, the municipalities and the School Board, district-wide to all schools of the same type.
- Policy 4.4 The School Board's DEFP adopted by the School Board on August 6, 2008 are adopted by reference into the CIE.

OBJECTIVE 5: Implementation of a concurrency management system (CMS) that will ensure that new development and redevelopment does not degrade public

facility levels of service below adopted levels and is consistent with requirements of Florida Statutes (F.S.) and the Florida Administrative Code (F.A.C.).

- Policy 5-1 Adopt the CMS into its zoning code, which shall be consistent with the CMS requirements of Rule 9J-5.0055(1)(e), Florida Administrative Code.
- Policy 5-2 The CMS shall mandate that no development orders will be issued unless public facilities exist or are assured (i.e. in the Five Year SCI or through an enforceable development agreement, etc.) to meet or exceed the level of service standards concurrent with the impacts of development, or that development will be phased such that concurrency is maintained.
- Policy 5-3 The following are the levels of service (LOS) standards adopted in the appropriate Comprehensive Plan elements:
1. Potable Water:
 - 145 gallons per capita per day (gpcd)
 2. Sanitary Sewer:
 - 110 gpcd
 3. Solid Waste: 8.9 pounds per unit per day
 4. Parks and Recreation:
 - 10 acres per 1,000 population
 5. Transportation:
 - Pursuant to Policies 2.1.1 through 2.1.5 of the Transportation Element.
- Policy 5-4 Allow for a system of proportionate fair-share mitigation of transportation facilities to meet the transportation concurrency requirement.
- Policy 5-5 Through land development regulations and development review procedures the Town will coordinate the approval of new developments and entitlements with the availability of financially feasible water supply facility projects, as defined, described and scheduled in the Town's five year Schedule of Capital Improvements, and in accordance with the Town's 10 Year Water Supply Facilities Plan.
- Policy 5-6 In order to meet the concurrency requirement for parks and recreation, the facilities needed to maintain the parks and recreation LOS must be in place or under actual construction one year after issuance of a certificate of occupancy. If developer dedications are required in order for a proposed development to meet the concurrency requirement, any land needed should be dedicated or acquired by the Town prior to issuance of a certificate of occupancy. In the alternative, the developer may pay a fair share contribution for such facilities, and such contribution shall have been paid prior to issuance of the certificate of occupancy.

Policy 5-7 In order for a development to meet the concurrency requirement for transportation, the transportation facilities needed to serve the development shall be in place or under actual construction no later than three years after approval of a building permit. For facilities that remain to be constructed at the time of issuance of a building permit, the construction of the facilities within three years must be scheduled on the Five-Year Schedule of Capital Improvements.

Table 8: Five Year Schedule of Capital Improvements, FY 2008-2012

Project	Location	Estimated Cost	Schedule	Funding Source
Transportation				
Oakes Road Improvements	From SW 47 th to SW 51 st Street	\$373,295	2008-2009	FDOT TE Grant (\$309,744) and P&Z Operating Budget (\$63,551)
Pedestrian Transit Shelters	Within the RAC along University Dr., Davie Rd./Davie Rd. Extensions and Griffin Rd.	\$412,000	2008-2009	FDOT TE Grant (\$365,000) and General Fund (\$47,000)
Griffin Road	Between I-75 and Flamingo		Underway	Broward County MPO
I-595 – Interchange Improvements	Between Davie Rd. and Turnpike	\$83,146,000	2009-2011	FDOT
I-595 – Interchange Improvements	Between University Dr. and Turnpike	\$47,7686,000	2009-2011	FDOT
I-595 – Add 1 and reconstruct 8 lanes	Between University Dr. and Davie Rd.	\$62,925,000	2008-2011	FDOT
Pine Island Rd.	Between I-595 and Nova Dr.	\$6,715,000	2011	Broward County MPO
Davie Road – Add 2 lanes	Between Nova Drive and I-595	\$5,672,000	2008-2011	Broward County MPO
Davie Rd. Extension	Between University Dr. & Stirling Rd.	\$5,061,000	Pending	Broward County MPO
Florida Turnpike	Between Griffin Rd. and Sunrise Blvd.	\$3,300,000	Underway	FDOT
Drainage				
Phase II Eastridge Drainage	SW 38 Court and connecting L. Lake to N-5 Canal	\$855,000	2008	Tax Increment Revenue
Phase III Eastridge Drainage	Drainage for SW 63 Avenue to existing drainage at 41 Place	\$600,000	2009	Tax Increment Revenue
Potable Water				
New Water and Wastewater Plant & Infrastructure	3500 NW 76 Avenue	\$99,872,361	2009-2013	Utility Rate Increase – Ordinance 2007-38
Wastewater				
Wastewater Treatment Plan Expansion	3500 NW 76 Avenue	\$6,500,000	2009-2010	Utility Rate Increase – Ordinance. 2007-38
LS 8 and Force Main Replacement		\$4,000,000	2009-2010	Utility Rate Increase – Ordinance. 2007-38
Parks and Recreation				
Open Space Bond	Acquisitions and Improvements of Parks and Open Space Lands throughout Town	\$20,000,000	2008-2009	Open Space Funds
Linear Park		\$42,000	2008	Open Space Impact Fees
Equestrian Trails	Townwide	\$40,000	2008	Open Space Impact Fees
Recreation Trails	Townwide	\$145,000	2008-2009	Open Space Impact Fees
Van Kirk Parcel	1750 SW 136 th Avenue	\$790,000	2008-2010	Land and Water Conservation Fund Grant (\$200,000) and Open Space Impact Fees (\$590,000)